



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

DECEMBER 9, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present:	Sweeney (absent 3:40 – 4:03 p.m.), Miller, Ferrell, James, Moticha, Richards, and Ziegler
Members absent:	None
Staff present:	Monson and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **November 25, 2019**, as submitted.

Action: Miller/Ziegler, 7/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 2, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: Moticha/Ziegler, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **December 9, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: James/Moticha, 7/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Monson announced the following:

- a. City offices are closed over the holidays from December 23, 2019 through January 1, 2020. Offices will reopen on Thursday, January 2, 2020. The Single Family Design Board (SFDB) meeting of December 23, 2019 is cancelled. The next meeting will be on January 6, 2020.
- b. The appeal for 335 Alston Road will be held on Tuesday, December 17, 2019. Chair Sweeney will represent the Board at the meeting.

2. Chair Sweeney announced that he will be recusing himself from hearing Item 2, 365 El Cielito Road in order to avoid any actual or perceived bias towards the project.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. 1103 HARBOR HILLS DR

Assessor's Parcel Number: 035-314-021

Zone: RS-15

Application Number: PLN2019-00492

Owner: Herman and Teri Roup, Trustees

Applicant: Dylan Henderson

(Proposal for 775 square feet of additions to an existing 1,772 square foot single-unit residence with a 420 square foot carport. Proposal includes demolition of existing deck, removal of existing carport, removal of existing atrium, and removal of roof to be replaced with a new roof configuration. Project also includes a new 456 square foot attached two-car garage with a 456 square foot Accessory Dwelling Unit (ADU) at the second level for a total of 912 square feet of accessory space. A new 827 square foot deck with guardrails, new doors and windows, new siding, and a new trash enclosure are also proposed. The proposed total of 3,459 square feet of development on a 15,883 square foot lot in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires review from the Staff Hearing Officer for Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback. Project requires Neighborhood Preservation, Hillside Design and Sloped Lot findings. Project was last reviewed October 28, 2019.

Actual time: 3:08 p.m.

Present: Dylan Henderson, Applicant, Salt Architecture; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Public comment opened at 3:16 p.m., and as no one wished to speak, it closed.

- Motion:** **Continue to the Staff Hearing Officer for return to the Full Board with comments:**
1. The consideration of the Board's comments from the previous meeting is appreciated.
 2. The lowered roof height of the ADU and the structure is appreciated. Joining the two structures creates a cohesive design.
 3. The proposed size, bulk, and scale is consistent with the streetscape and surrounding neighborhood.
 4. The reconfiguration of the deck to protect the Oak tree roots is appreciated.
 5. Provide solutions to support the architecture on the north elevation and the cross canyon view.
 6. Consider landscape screening on the north elevation.
 7. Without setting a precedent, the Board finds the proposed glass panel garage doors acceptable in this particular case. The project is situated at the end of the street, there are no neighbors located directly across from the project, and the light from the doors will not reflect towards the City.
 8. The proposed Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback are acceptable.
 9. Provide color samples.
- Action:** James/Miller, 6/1/0. (Miller opposed.) Motion carried.

*** The item was re-opened at 4:12 p.m. ***

Amended

- Motion:** **Continue to the Staff Hearing Officer for return to the Full Board with comments:**
1. The consideration of the Board's comments from the previous meeting is appreciated.
 2. The lowered roof height of the ADU and the structure is appreciated. Joining the two structures creates a cohesive design.
 3. The proposed size, bulk, and scale is consistent with the streetscape and surrounding neighborhood.
 4. The reconfiguration of the deck to protect the Oak tree roots is appreciated.
 5. Provide solutions to support the architecture on the north elevation and the cross canyon view.
 6. Consider landscape screening on the north elevation.
 7. Without setting a precedent, the Board finds the proposed glass panel garage doors acceptable in this particular case. The project is situated at the end of the street, there are no neighbors located directly across from the project, and the light from the doors will not reflect towards the City.
 8. The proposed Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback are acceptable.
 9. Provide color samples.
- Action:** James/Ferrell 6/1/0. (Miller opposed.) Motion carried.

(3:40PM) REVIEW AFTER FINAL APPROVAL**2. 365 EL CIELITO RD**

Assessor's Parcel Number: 021-082-005
Zone: RS-1A
Application Number: PLN2018-00432
Applicant: Xorin Balbes, Owner

(Proposal for revisions to a previously approved project. Approved project was a proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project included permitting new site steps and patios, site walls and fences, replacing the pool patio and pool coping, adding pool fences and gates, relocating and permitting a chicken coop and pool equipment shed, relocating and permitting the water tank, and replacement of existing hardscape and new permeable and impermeable surfaces. A Minor Zoning Exception was requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project addresses violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Revisions to approved project include new hedges, a screened trash enclosure, and new site access foot path and landscaping where the as-built concrete driveway was demolished.)

Approval of Review After Final is requested for revisions to the proposed hedges and as-built wood fence enclosure. A concrete grass access foot path is proposed to replace the previously proposed secondary driveway and uncovered parking space. Project requires a Minor Zoning Exception to allow the trash enclosure to be located in the 35'-0" required front yard setback. Project was last reviewed on September 30, 2019.

RECUSAL: To avoid any actual or perceived bias toward the project, Board Member Sweeney recused himself from hearing this item.

Actual time: 3:40 p.m.

Present: Xorin Balbes, Applicant; and Ellen Kokinda, Administrative Analyst II, City of Santa Barbara

Staff comments: Ms. Kokinda stated that the Staff Hearing Officer approved the pool shed and chicken coop location as well as a revised driveway and parking space location. After this approval, the applicant withdrew the approval for the driveway and has provided a revised footpath design.

Public comment opened at 3:46 p.m.

The following individual spoke:

1. Bruna Trip, in support.

Public comment closed at 3:47 p.m.

Motion: Approval of Review After Final with comments:

1. The Board appreciates the efforts of the applicant to work with the neighbors.
2. The change from a driveway to a concrete and grass access foot path is acceptable.
3. The Minor Zoning Exception to allow the trash enclosure to be located in the 35'-0" required front yard setback is acceptable.

Action: Ferrell/James, 6/0/0. (Sweeney absent.) Motion carried.

*** THE BOARD RECESSED FROM 3:57 TO 4:02 P.M. ***

(4:05PM) PROJECT DESIGN APPROVAL

3. 1199 HARBOR HILLS DR

Assessor's Parcel Number: 035-312-007
Zone: RS-15
Application Number: PLN2016-00025
Owner: Howland Family Trust
Ben Howland, Trustee
Applicant: Don Swann

(This is a revised project description. Proposal to construct 1,420 square feet of additions to an existing 2,588 square foot, one-story single-family residence with a basement and an attached 390 square foot two-car garage. Of the 1,420 square feet of new additions, 1,258 square feet will be in addition to the main residence, 52 square feet will be added to the garage, and 110 square feet will be additional storage area. Other site improvements include an interior remodel, a new covered porch, new concrete walkway, new retaining wall, new stairs, and the removal of one tree. Approximately 287 cubic yards of cut and 13 cubic yards of fill will occur on site. The proposed project will receive a basement credit of 942 square feet for portions 4' or less. The proposed total of 3,196 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 83% of the maximum allowable floor-to-lot-area ratio (FAR). The Staff Hearing Officer has granted a Zoning Modification to allow encroachments within the required front setback.)

Revised Project Design Approval is requested. Project requires Neighborhood Preservation findings, Hillside Design, and Sloped Lot findings. Project was last reviewed October 28, 2019.

Actual time: 4:04 p.m.

Present: Don Swann, Applicant

Public comment opened at 4:07 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. The changes to the exterior elevation in terms of proportions and style are acceptable.
2. The Board makes the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The project is consistent with the scenic character of the neighborhood.
 - b. The project is compatible with the neighborhood in size, bulk, and scale. It is appropriate to the site and neighborhood.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.

Action: Miller/Ferrell, 7/0/0. Motion carried.

*** MEETING ADJOURNED AT 4:13 P.M. ***